

007.0

0006

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

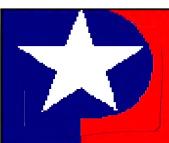
872,400 / 872,400

USE VALUE:

872,400 / 872,400

ASSESSED:

872,400 / 872,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
22-24		LAKEHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: Houpes Peter J	
Owner 2:	
Owner 3:	

Street 1: 22 LAKEHILL AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: Houpes Mary -	
Owner 2: -	

Street 1: 24 LAKEHILL AVE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains .099 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2208 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.
--

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4291		Sq. Ft.	Site		0	80.	1.28	1									438,983						439,000	

Total AC/HA: 0.09851

Total SF/SM: 4291

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total:

438,983

Spl Credit

Total: 439,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

Total Card / Total Parcel

872,400 / 872,400

872,400 / 872,400

872,400 / 872,400

872,400 / 872,400

User Acct

6674

GIS Ref

GIS Ref

Insp Date

02/16/18

!718!

PRINT

Date Time

12/29/21 18:54:39

LAST REV

Date Time

03/05/18 08:30:55

ekelly

718

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
Houpes Mary	48746-395		12/28/2006	Family	1	No	No		
	10095-595		8/8/1962			No	No	N	

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
12/5/2003	1030	Porch	10,000					re-build porch	2/16/2018	MEAS&NOTICE	BS	Barbara S
									4/28/2009	Meas/Inspect	189	PATRIOT
									9/21/1999	Mailer Sent		
									9/21/1999	Measured	256	PATRIOT
									8/24/1993		RV	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 13 - Multi-Garden	2	Rating: Average															
Sty Ht: 2 - 2 Story		A Bath:	Rating:														
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block		A 3QBth:	Rating:														
Frame: 1 - Wood		1/2 Bath:	Rating:														
Prime Wall: 4 - Vinyl		A HBth:	Rating:														
Sec Wall:	%	OthrFix:	Rating:														
Roof Struct: 2 - Hip		OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl		Kits: 2	Rating: Average														
Color: WHITE		A Kits:	Rating:														
View / Desir:		Frl:	Rating:														
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C - Average		CONDOS INFORMATION															
Year Blt: 1923	Eff Yr Blt:	Location:															
Alt LUC:	Alt %:	Total Units:															
Jurisdict:	Fact: .	Floor:															
Const Mod:		% Own:															
Lump Sum Adj:		Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD	Phys Cond: AV - Average	31.	%	Functional:				Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal 2 - Plaster				Economic:				Interior:	1	6	3						
Sec Int Wall:	%	Special:		Override:				Additions:	1	5	2						
Partition: T - Typical								Kitchen:									
Prim Floors: 4 - Carpet		Total: 31	%					Baths:									
Sec Floors:	%							Plumbing:									
Bsmnt Flr: 12 - Concrete								Electric:									
Subfloor:								Heating:									
Bsmnt Gar:								General:	2	11	5						
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 2 - Gas																	
Heat Type: 5 - Steam																	
# Heat Sys: 2																	
% Heated: 100	% AC:																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled																
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:									
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 007.0-0006-0008.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	20X20	F	AV	1923		19.13	T	40	104			4,600	4,600
More: N				Total Yard Items:				4,600	Total Special Features:				Total:				4,600
SKETCH																	
SUB AREA																	
SUB AREA DETAIL																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
BMT	Basement	1,104	59,560	65,759													
FFL	First Floor	1,104	198,550	219,195													
SFL	Second Floor	1,104	198,550	219,195													
EFP	Enclos Porch	304	35,460	10,779													
OPF	Open Porch	112	30,610	3,428													
WDK	Deck	112	14,630	1,639													
Net Sketched Area: 3,840				Total:	519,995												
Size Ad	2208	Gross Area	3840	FinArea	2208												
IMAGE																	
AssessPro Patriot Properties, Inc																	